

**NAPCS Product List for NAICS 531:  
Real Estate Services**

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Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	1					Rental of real estate	<p>Renting or leasing land, residential buildings and other facilities used as principal residences of households, and non-residential buildings and other facilities.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• leasing the right to exploit inland surface waters for recreational or other purposes, including fishing.</li> <li>• renting or leasing trailers and mobile homes.</li> <li>• renting rooms in apartment hotels, rooming houses and dormitories, when used as principal accommodation.</li> <li>• renting or leasing sites on a "concession" basis for such purposes as selling merchandise or meals at entertainment and sports venues.</li> <li>• renting space for meetings, conventions, weddings, parties, and similar events.</li> <li>• renting or leasing self-storage space.</li> <li>• renting or leasing engineering works and structures.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• rents, royalties or other payments paid for the right to explore for or exploit deposits of minerals or fossil fuels.</li> <li>• providing a location for the display of advertising messages, such as on billboards or walls.</li> <li>• providing a location for the placement of coin-operated machines such as children's mechanical rides and vending machines.</li> <li>• renting space for use as temporary accommodation, such as hotel rooms and camp sites used by travelers.</li> <li>• renting and leasing parking spaces is in product 9.12, Parking services.</li> </ul>	531 711 712 7131 7139 721 722

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531	1.1					Rental of land	<p>Renting or leasing land.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing property with buildings or other structures if the value of the land is greater than the value of the structures.</li> <li>• leasing the right to exploit inland surface waters for recreational or other purposes, including fishing.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing residential buildings and other facilities is in product 1.2, Rental of residential space in buildings or other facilities for principal residence.</li> <li>• renting and leasing non-residential buildings and other facilities, including engineering structures, is in product 1.3, Rental of non-residential space in buildings or other facilities.</li> <li>• rents, royalties or other payments paid for the right to explore for or exploit deposits of minerals or fossil fuels.</li> <li>• providing a location for the placement outdoors of coin-operated machines such as children's mechanical rides.</li> <li>• renting and leasing parking spaces is in product 9.12, Parking services.</li> </ul>	531190
531	1.1.1	X				Rental of land for residential use	<p>Renting or leasing land for residential uses.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing property with buildings or other structures if the value of the land is greater than the value of the structures.</li> <li>• renting or leasing serviced lots in trailer and mobile home parks.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing residential space in buildings and other facilities is in product 1.2, Rental of residential space in buildings or other facilities for principal residence.</li> </ul>	531190

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531	1.1.2	X				Rental of land for non-residential use	<p>Renting or leasing land for non-residential uses.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing property with buildings or other structures if the value of the land is greater than the value of the structures.</li> <li>• leasing the right to exploit inland surface waters for recreational or other purposes, including fishing.</li> <li>• renting or leasing land for agricultural, industrial, and commercial uses.</li> <li>• renting or leasing air-space above land for nonresidential uses.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing non-residential buildings and other facilities, including engineering structures, is in product 1.3, Rental of non-residential space in buildings or other facilities.</li> <li>• rents, royalties or other payments paid for the right to explore for or exploit deposits of minerals or fossil fuels.</li> <li>• providing a location for the placement outdoors of coin-operated machines such as children's mechanical rides.</li> <li>• renting and leasing parking spaces is in product 9.12, Parking services.</li> </ul>	531190
531	1.1.2.1				X	Rental of land for agricultural uses	<p>Renting or leasing land for agricultural uses.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing property with buildings or other structures if the value of the land is greater than the value of the structures.</li> </ul>	531190

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531	1.1.2.2				X	Rental of land for industrial uses	Renting or leasing land for industrial uses.  Includes: • renting or leasing property with buildings or other structures if the value of the land is greater than the value of the structures.	531190
531	1.1.2.3				X	Rental of land for commercial uses	Renting or leasing land for commercial uses.  Includes: • renting or leasing property with buildings or other structures if the value of the land is greater than the value of the structures.  Includes products 9.1.1 and 9.1.2 on 4884 list.	531190
531	1.1.2.4				X	Rental of road and railroad right-of-ways	Renting or leasing road and/or railroad right-of-ways for telecommunications and other purposes. For example, telecommunications companies run cables, such as fiber optic lines, along railroad-owned property.  Includes products 9.4 on 48211 and 9.1.3 on 4884 lists.	531190 488210

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531	1.1.2.5				X	Rental of air-space around road and railroad right-of-ways	Renting or leasing the use of the space or "air" on or above road and/or railroad-owned right-of-ways. These leases frequently allow developers to build over the rail tracks.  Excludes: • renting or leasing of railroad right-of-ways is in product 1.1.2.4, Rental of road and railroad right-of-ways.  Includes products 9.5 on 48211 and 9.1.4 on 4884 list.	531190 488210
531	1.1.2.9				X	Rental of land for other non-residential uses	Renting or leasing land for uses other than agricultural, industrial or commercial.  Includes: • leasing the right to exploit inland surface waters for recreational or other purposes, including fishing. • renting or leasing property with buildings or other structures if the value of the land is greater than the value of the structures.	531190

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531	1.2					Rental of residential space in buildings or other facilities for principal residence	<p>Renting or leasing space in buildings or other facilities, for use as the residence of a household.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing residential space in buildings or other facilities for principal residence.</li> <li>• renting room space for a principal residence.</li> <li>• additional services (e.g., parking and recreational amenities) bundled with rental of residential space..</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing residential space bundled with independent living services, assisted daily living services, or other custodial care services.</li> <li>• renting and leasing land is in product 1.1, Rental of land.</li> <li>• renting and leasing non-residential buildings and other facilities, including engineering structures, is in product 1.3, Rental of non-residential space in buildings or other facilities.</li> <li>• renting space for use as temporary accommodation, such as hotel rooms and camp sites used by travelers.</li> </ul>	531110 531120 531190

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531	1.2.1	X				Rental of residential space in houses for principal residence	<p>Renting or leasing space in houses for use as the principal residence of a household. Houses are accommodation units in which each housing unit is separated from its neighbors by a ground-to-roof wall, with no units either above or below.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing single detached houses and attached houses such as side-by-side town houses, row houses, and doubles.</li> <li>• additional services (e.g., parking and recreational amenities) bundled with rental of residential space..</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing land is in product 1.1, Rental of land.</li> <li>• renting space for use as temporary accommodation, such as hotel rooms, cottages and camp sites.</li> </ul>	531110 531120 531190
531	1.2.2	X				Rental of residential space in apartments for principal residence	<p>Renting or leasing space in apartments and similar housing units, for use as the principal residence of a household. These are units in which each housing unit is not separated from its neighbors by a ground-to-roof wall and/or it adjoins units constructed above or below.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• additional services (e.g., parking and recreational amenities) bundled with rental of residential space.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing mobile homes, motor homes, and rooms in boarding houses and dormitories, for use as principal residence, is in product 1.2.9, Rental of other residential space for principal residence.</li> <li>• renting space for use as temporary accommodation, such as hotel rooms, cottages and camp sites.</li> </ul>	531110 531120 531190

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531	1.2.9	X				Rental of other residential space for principal residence	<p>Renting or leasing space for use as the principal residence of a household, except in houses, apartments and similar units.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing movable structures, such as mobile homes, motor homes or houseboats, when used as principal residence of households.</li> <li>• renting rooms in boarding houses and dormitories when used as principal residence.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing apartments and similar housing units is in product 1.2.2, Rental of residential space in apartments for principal residence.</li> <li>• renting space for use as temporary accommodation, such as hotel rooms, cottages and camp sites.</li> </ul>	531110 531120 531190
531	1.3					Rental of non- residential space in buildings or other facilities	<p>Renting or leasing buildings, or space within buildings or other facilities, for non-residential uses such as office space, industrial space, retail stores, or food service.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing sites on a "concession" basis for such purposes as selling merchandise or meals at entertainment and sports venues.</li> <li>• renting space for meetings, conventions, weddings, parties, and similar events.</li> <li>• providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.</li> <li>• renting or leasing self-storage space.</li> <li>• renting or leasing engineering works and structures.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing land is in product 1.1, Rental of land.</li> <li>• providing a location for the display of advertising messages, such as on billboards or walls.</li> <li>• renting and leasing parking spaces is in product 9.12, Parking services.</li> </ul>	531120 531130 531210 531312 711 712 7131 7139 721 722



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531	1.3.1	X				Rental of office and professional space	Renting or leasing buildings, or space within buildings or other facilities, for office and professional uses.  Excludes: • renting space for meetings, conventions and similar events is in product 1.3.4, Rental of space for meetings, conventions, and similar short-term business uses. • renting and leasing parking spaces is in product 9.12, Parking services.	531120
531	1.3.1.1				X	Rental of office and professional space, Class A	Renting or leasing Class "A" buildings, or space within Class "A" buildings or other facilities, for office and professional uses.  Excludes: • renting space for meetings, conventions and similar events is in product 1.3.4, Rental of space for meetings, conventions, and similar short-term business uses. • renting and leasing parking spaces is in product 9.12, Parking services.	531120
531	1.3.1.2				X	Rental of office and professional space, Class B	Renting or leasing Class "B" buildings, or space within Class "B" buildings or other facilities, for office and professional uses.  Excludes: • renting space for meetings, conventions and similar events is in product 1.3.4, Rental of space for meetings, conventions, and similar short-term business uses. • renting and leasing parking spaces is in product 9.12, Parking services.	531120

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531	1.3.1.3				X	Rental of office and professional space, Class C	<p>Renting or leasing Class "C" buildings, or space within Class "C" buildings or other facilities, for office and professional uses.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting space for meetings, conventions and similar events is in product 1.3.4, Rental of space for meetings, conventions, and similar short-term business uses.</li> <li>• renting and leasing parking spaces is in product 9.12, Parking services.</li> </ul>	531120
531	1.3.1.4			X		Rental without intermediation of office space in class A+ buildings	<p>Renting or leasing, without intermediation, office space in buildings classified as A+. This service comprises the rental of whole buildings for offices.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• furnished, unfurnished, and virtual offices.</li> <li>• renting or leasing space for professional activities such as doctors' offices.</li> </ul>	531120
531	1.3.1.5			X		Rental without intermediation of office space in class A buildings	<p>Renting or leasing, without intermediation, office space in buildings classified as A. This service comprises the rental of whole buildings for offices.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• furnished, unfurnished, and virtual offices.</li> <li>• renting or leasing space for professional activities, such as doctors' offices.</li> </ul>	531120

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531	1.3.1.6			X		Rental without intermediation of office space in class B buildings	Renting or leasing, without intermediation, office space in buildings classified as B. This service comprises the rental of whole buildings for offices.  Includes: • furnished, unfurnished, and virtual offices. • renting or leasing space for professional activities, such as doctors' offices.	531120
531	1.3.1.7			X		Rental without intermediation of office space in class C buildings	Renting or leasing, without intermediation, office space in buildings classified as C. This service comprises the rental of whole buildings for offices.  Includes: • furnished, unfurnished, and virtual offices. • renting or leasing space for professional activities, such as doctors' offices.	531120
531	1.3.1.9			X		Rental without intermediation of other office space	Renting or leasing, without intermediation, office space in other facilities, such as houses.  Includes: • furnished, unfurnished, and virtual offices. • renting or leasing space for professional activities, such as doctors' offices.	531120

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531	1.3.2					Rental of commercial space	<p>Renting or leasing buildings, or space within buildings or other facilities, for retail selling of merchandise or rendering services (e.g., restaurants, movie houses, banks, and beauty salons, etc.).</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing sites on a "concession" basis at entertainment, sports venues and other facilities.</li> <li>• renting or leasing retail space and restaurant space in hotel and office building lobbies.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.</li> </ul>	531120 48811 488490 7131 721
531	1.3.2.1	X				Rental of commercial space in shopping malls	<p>Renting or leasing space in shopping malls for retail selling of merchandise or rendering services (e.g., restaurants, movie houses, banks, and beauty salons, etc.).</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing kiosk spaces in shopping mall common areas.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing sites on a "concession" basis, for selling merchandise or prepared meals and beverages at entertainment and sports venues, is in product 1.3.2.9, Rental of other commercial space.</li> <li>• providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.</li> </ul>	531120

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	1.3.2.1.1		X		X	Rental of retail space in shopping malls	<p>Renting or leasing space in shopping malls for retail selling of merchandise or rendering services (e.g., movie houses, banks, and beauty salons, etc.).</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing kiosk spaces in shopping mall common areas.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing space in shopping malls for selling prepared meals and beverages is in product 1.3.2.1.2, Rental of food service space in shopping malls;</li> <li>• renting and leasing sites on a "concession" basis, for selling merchandise or prepared meals and beverages at entertainment and sports venues, is in product 1.3.2.9, Rental of other commercial space.</li> <li>• providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.</li> </ul>	531120 44-45
531	1.3.2.1.2		X		X	Rental of food service space in shopping malls	<p>Renting or leasing space in shopping malls for selling prepared meals and beverages.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing kiosk spaces in shopping mall common areas.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing sites on a "concession" basis, for selling merchandise or prepared meals and beverages at entertainment and sports venues, is in product 1.3.2.9, Rental of other commercial space.</li> <li>• providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.</li> </ul>	531120 445110 722

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531	1.3.2.2	X				Rental of commercial space in freestanding locations	<p>Renting or leasing free-standing buildings for use in retail selling of merchandise or rendering services (e.g., restaurants, movie houses, banks, and beauty salons, etc.).</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing space in shopping malls (even if there is an external entrance to the store) is in product 1.3.2.1, Rental of commercial space in shopping malls.</li> <li>• providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.</li> </ul>	531120
531	1.3.2.2.1		X		X	Rental of retail space in freestanding locations	<p>Renting or leasing of free-standing buildings for use in retail selling of merchandise or rendering services (e.g., movie houses, banks, beauty salons, etc.)</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing space to set up kiosks, carts, or other non-permanent personal and repair service establishments.</li> <li>• renting or leasing sites on a "concession" basis for personal and repair services.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing space in shopping malls (even if there is an external entrance to the store) is in product 1.3.2.1.1, Rental of retail space in shopping malls.</li> <li>• renting and leasing space in freestanding locations, for selling prepared meals and beverages, is in product 1.3.2.2.2, Rental of food service space in freestanding locations;</li> <li>• providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.</li> </ul>	531120 44-45

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531	1.3.2.2.2		X		X	Rental of food service space in freestanding locations	Renting or leasing of free-standing buildings for use in selling prepared meals and beverages.  Excludes: • renting and leasing space in shopping malls (even if there is an external entrance to the store) is in product 1.3.2.1.2, Rental of food service space in shopping malls. • providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.	531120 445110 722
531	1.3.2.9	X				Rental of other commercial space	Renting or leasing space within buildings or other facilities (except shopping malls and free-standing locations) for retail selling of merchandise or rendering services (e.g., restaurants, movie houses, banks, beauty salons, etc.)  Includes: • renting or leasing sites on a "concession" basis at entertainment, sport venues, and other facilities. • renting or leasing retail space and restaurant space in hotel and office building lobbies.  Excludes: • renting and leasing commercial space in shopping malls is in product 1.3.2.1, Rental of commercial space in shopping malls. • renting and leasing commercial space in freestanding locations is in product 1.3.2.2, Rental of commercial space in freestanding locations • providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.	531120 48811 488490 7131 721

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531	1.3.2.9.1		X		X	Rental of retail space, except freestanding locations	<p>Renting or leasing space within buildings or other facilities (except shopping malls and free-standing locations) for retail selling of merchandise or rendering services (e.g., movie houses, banks, and beauty salons, etc.)</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing sites on a "concession" basis at entertainment, sport venues, and other facilities.</li> <li>• renting or leasing retail space in hotel and office building lobbies.</li> <li>• renting or leasing space to set up kiosks, carts, or other non-permanent personal and repair service establishments.</li> <li>• renting or leasing sites on a "concession" basis for personal and repair services.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting and leasing space (except in shopping malls and free-standing locations) for selling prepared meals and beverages is in product 1.3.2.9.2, Rental of food service space, except freestanding locations.</li> <li>• providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.</li> </ul>	531120 721
531	1.3.2.9.2		X		X	Rental of food service space, except freestanding locations	<p>Renting or leasing space within buildings or other facilities (except shopping malls and free-standing locations) for selling prepared meals and beverages.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• renting or leasing sites on a "concession" basis at entertainment, sport venues, and other facilities.</li> <li>• renting or leasing restaurant space in hotel and office building lobbies.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing a location for the placement of vending machines.</li> </ul>	531120 721



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531	1.3.3					Rental of industrial and manufacturing space	Renting or leasing buildings, or space within buildings or other facilities, for use in manufacturing, storage, distribution, and similar industrial activities.  Includes: • renting or leasing space for research activities. • renting or leasing space for these uses in industrial, manufacturing, and research parks.	531120 531190
531	1.3.3.1	X				Rental of space in industrial parks	Renting or leasing buildings, or space within buildings or other facilities, in industrial parks for use in manufacturing, storage, distribution and similar industrial activities.  Excludes: • rental of space in research parks.	531120 531190
531	1.3.3.9	X				Rental of industrial space, except in industrial parks	Renting or leasing buildings, or space within buildings or other facilities, for use in manufacturing, storage, distribution and similar industrial activities, except in industrial parks.  Includes: • rental of space in research parks.	531120 531190
531	1.3.3.9.1				X	Rental of space in research parks	Renting or leasing buildings, or space within buildings or other facilities, in research parks.	531120 531190

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	1.3.3.9.9				X	Rental of other industrial space	Renting or leasing buildings, or space within buildings or other facilities, for use in manufacturing, storage, distribution and similar industrial activities, except space in industrial or research parks.	531120 531190
531	1.3.4	X				Rental of space for meetings, conventions, and similar short-term business uses	Renting space for meetings, conventions, and similar short-term business uses.  Includes: • renting meeting rooms in hotels.	531120 711 712 721 722
531	1.3.5	X				Rental of mini-warehouses and self-storage units space	Renting or leasing storage space which can be accessed directly by the renter, typically in places known as mini-warehouses.  Includes: • providing drop-off and pick-up services to renters.  Excludes: • renting and leasing storage space which is accessed by staff of the warehouse.	531190
531	1.3.6	X				Rental of space for weddings, banquets, parties and similar short-term social uses	Renting space for weddings, banquets, parties and similar short-term social uses.  Includes: • renting banquet halls, party rooms, etc.	531120 711 712 7131 7139 721 722

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531	1.3.7	X				Rental of space for sporting, entertainment and other events	Renting or leasing space for presenting sporting, entertainment, and other events.  Includes: • renting or leasing arenas, playing fields, and theatres, etc.  Excludes: • providing admissions to sporting and entertainment events.	531190 711
531	1.3.9	X				Rental of non-residential space in buildings or other facilities, nec.	Renting or leasing buildings, or space within buildings or other facilities, for non-residential uses, not elsewhere classified.  Includes: • renting or leasing engineering works and structures. • providing a location for the placement of coin-operated and self-service machines such as vending machines, video games, and children's mechanical rides.	531190
531	2	X				Real estate agent and broker services	Providing intermediation on behalf of others to sell, buy, or rent residential space, non-residential space, and/or land on a fee or commission basis. May include services such as processing applications and arranging for appraisal, inspections, and settlement, etc.  Includes: • real estate auction services.  Excludes: • advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services. • handling rentals for an owner as part of an ongoing property management service is in product 4, Property management services.	531210 531311

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Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	2.1					Brokerage services for the sale of real estate	<p>Providing intermediation services related to sales of real estate, in exchange for a commission that is paid by the seller of the real estate. May include activities such as valuation of the property; screening clients; drafting purchase and sale contracts; and providing legal and tax services; etc.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services.</li> </ul>	531210 531311
531	2.1.1	X				Brokerage services for the sale of land	<p>Providing intermediation services related to sales of land, in exchange for a commission that is paid by the seller of the land. May include activities such as valuation of the property; screening clients; drafting purchase and sale contracts; and providing legal and tax services; etc.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services.</li> </ul>	531210 531311
531	2.1.2	X				Brokerage services for the sale of residential real estate	<p>Providing intermediation services related to sales of residential real estate (e.g., houses or apartments), in exchange for a commission that is paid by the seller of the building. May include activities such as valuation of the property; screening clients; drafting purchase and sale contracts; and providing legal and tax services; etc.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services.</li> </ul>	531210 531311

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	2.1.3	X	X	X		Brokerage services for the sale of non-residential real estate	<p>Providing intermediation services related to sales of non-residential real estate (e.g, office, commercial, and industrial), in exchange for a commission that is paid by the seller of the building. May include activities such as valuation of the property; screening clients; drafting purchase and sale contracts; and providing legal and tax services; etc.</p> <p>Excludes:            • advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services.</p>	531210 531311
531	2.2	X	X	X		Brokerage services for the rental of real estate	<p>Providing intermediation services related to the rental of real estate, in exchange for a commission that is paid by the owner of the real estate. May include activities such as valuation of the property; screening clients; drafting purchase and sale contracts; and providing legal and tax services; etc.</p> <p>Excludes:            • advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services.            • handling rentals for an owner as part of an ongoing property management service is in product 4, Property management services.</p>	531210 531311

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Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	2.2.1			X	X	Brokerage services for the rental of land	<p>Providing intermediation services related to the rental of land, in exchange for a commission that is paid by the owner of the land. May include activities such as valuation of the property; screening clients; drafting purchase and sale contracts; and providing legal and tax services; etc.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services.</li> <li>• handling rentals for an owner as part of an ongoing property management service is in product 4, Property management services.</li> </ul>	531210 531311
531	2.2.2			X	X	Brokerage services for the rental of residential real estate	<p>Providing intermediation services related to the rental of residential real estate (e.g., houses or apartments), in exchange for a commission that is paid by the owner of the building. May include activities such as valuation of the property; screening clients; drafting purchase and sale contracts; and providing legal and tax services; etc.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services.</li> <li>• handling rentals for an owner as part of an ongoing property management service is in product 4, Property management services.</li> </ul>	531210 531311

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	2.2.3			X	X	Brokerage services for the rental of non-residential real estate	<p>Providing intermediation services related to the rental of non-residential real estate (office, commercial or industrial space, for example), in exchange for a commission that is paid by the owner of the building. May include activities such as valuation of the property; screening clients; drafting purchase and sale contracts; and providing legal and tax services; etc.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• advising clients on property matters, but not acting in an agency capacity, is in product 3, Real estate consulting services.</li> <li>• handling rentals for an owner as part of an ongoing property management service is in product 4, Property management services.</li> </ul>	531210 531311
531	3					Real estate consulting services	<p>Providing advice and guidance to clients regarding real estate.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• providing advice on real estate-related accountancy, financing and similar matters that are provided independently of the actual provision of accountancy, financial and similar services.</li> <li>• expert witness services related to real estate;</li> <li>• commercial and industrial location finding services.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• advising clients on property matters, while acting in an agency capacity, is in product 2, Real estate agent and broker services.</li> <li>• consulting on real estate appraisal issues is in product 5, Real estate appraisal services.</li> </ul>	531210 531311 531312 531320 531390
531	3.1	X				Commercial and industrial location finding services	Gathering, analyzing, and evaluating data regarding the costs required to occupy successfully an existing commercial or industrial building or site. May include market feasibility studies, demand analysis, and supply chain analysis, etc.	531210 531320 531390

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Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	3.2	X				Expert witness services, real estate and property matters	Providing testimony before a court or administrative body by a witness who, by virtue of experience, training, skill or knowledge of real estate and property matters, is recognized as being qualified to render an informed opinion on matters relating to that field or subject.  Includes: • providing testimonial services in court hearings, probate disputes, and civil court proceedings, etc.	531320 531311 531312 531390
531	3.9	X				Real estate consulting services, nec.	Providing real estate consulting services, not elsewhere classified.	531210 531311 531312 531320 531390
531	4					Property management services	Managing real estate properties on behalf of property owners. May include negotiating lease agreements; collecting rental payments; tenant relationship; administrating contracts for property services (e.g., cleaning, maintenance and security) and rental contract renewals; and recovering the property at the end of the renting contract, etc. Property managers may also provide rental application services such as verifying applicants rental history, financial history, credit score, employment, and personal references.	531311 531210



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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	4.1	X				Residential building property management	Managing residential buildings, such as houses and apartments, on behalf of property owners. May include negotiating lease agreements; collecting rental payments; tenant relationship; administrating contracts for property services (e.g., cleaning, maintenance and security) and rental contract renewals; and recovering the property at the end of the renting contract, etc. Property managers may also provide rental application services such as verifying applicants rental history, financial history, credit score, employment, and personal references.	531311 531210
531	4.2	X				Non-residential building property management	Managing non-residential buildings, such as office, retail and industrial space, on behalf of property owners. May include negotiating lease agreements; collecting rental payments; tenant relationship; administrating contracts for property services (e.g., cleaning, maintenance and security) and rental contract renewals; and recovering the property at the end of the renting contract, etc. Property managers may also provide rental application services such as verifying applicants rental history, financial history, credit score, employment, and personal references.	531311 531210
531	4.3	X				Land property management	Managing land property on behalf of owners. May include negotiating lease agreements; collecting rental payments; tenant relationship; administrating contracts for property services (e.g., cleaning, maintenance and security) and rental contract renewals; and recovering the property at the end of the renting contract, etc.	531311 531210

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Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	5					Real estate appraisal services	<p>Providing assessments and related services regarding the value of real estate, in order to assist clients in acquiring or selling real estate assets; or in obtaining a loan; or in paying taxes.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• providing appraisals, appraisal reviews, and appraisal consulting assignments.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.</li> </ul> <p>Subset of product 5.2 on 5411 list.</p>	531320
531	5.1	X				Urban real estate appraisal services	<p>Providing assessments and related services regarding the value of urban real estate, in order to assist clients in acquiring or selling real estate assets; or in obtaining a loan; or in paying taxes.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• providing appraisals, appraisal reviews, and appraisal consulting assignments.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.</li> </ul>	531320

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	5.1.1		X		X	Opinions of value for urban real estate	<p>Providing opinions and conclusions as part of an urban real estate valuation service to clients. The opinion of value is the consequence of an agreement between an appraiser and a client. Opinions of value may include market or non-market values.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing assessments of the value of real estate in urban areas, in order to assist clients in dealing with tax matters, is in product 5.1.3, Taxation appraisal services for urban real estate.</li> <li>• providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.</li> </ul>	531320
531	5.1.2		X		X	Opinions of quality for urban real estate	<p>Providing an opinion about the quality of another appraiser's work (e.g. opinions of value) regarding urban real estate.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.</li> </ul>	531320
531	5.1.3		X		X	Taxation appraisal services for urban real estate	<p>Providing appraisals of urban real estate assets as they relate to tax assessments, tax appeals, and other tax related matter of clients.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.</li> </ul>	531320

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	5.1.4			X		Residential real estate appraisal services	<p>Providing assessments of the value of residential real estate (e.g., houses, apartments, urban or suburban land), considering elements such as location; characteristics of land and the building; property's current condition; furnishings and equipment; etc.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• providing assessments by cost, revenue, and market approaches.</li> <li>• providing fiduciary and mortgage, etc. assessments.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing agricultural real estate assessment services is in product 5.2, Rural real estate appraisal services.</li> </ul>	531390 531210 531311 522110
531	5.1.5			X		Non-residential real estate appraisal services	<p>Providing assessments of the value of non-residential real estate (e.g., retail space, shopping malls, offices, warehouses, industrial space, doctor's offices, hotels, etc.), considering elements such as location; characteristics of land and the building; property's current condition; furnishings and equipment; etc.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• providing assessments by cost, revenue, and market approaches.</li> <li>• providing commercial, fiduciary, and mortgage, etc. assessments.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing agricultural real estate assessment services is in product 5.2, Rural real estate appraisal services.</li> </ul>	531390 531210 531311 522110

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	5.2	X				Rural real estate appraisal services	<p>Providing assessments and related services regarding the value of rural real estate, in order to assist clients in acquiring or selling real estate assets; or in obtaining a loan; or in paying taxes.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• providing appraisals and appraisal reviews.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.</li> </ul>	531320
531	5.2.1		X		X	Opinions of value for rural real estate	<p>Providing opinions and conclusions as part of a rural real estate valuation service to clients. The opinion of value is the consequence of an agreement between an appraiser and a client. Opinions of value may include market or non-market values.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing assessments of the value of real estate in rural areas, in order to assist clients in dealing with tax matters, is in product 5.2.3, Taxation appraisal services for rural real estate.</li> <li>• providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.</li> </ul>	531320
531	5.2.2		X		X	Opinions of quality for rural real estate	<p>Providing an opinion about the quality of another appraiser's work (e.g., opinions of value) regarding rural real estate.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.</li> </ul>	531320

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	5.2.3		X		X	Taxation appraisal services for rural real estate	Providing appraisals of rural real estate assets as they relate to tax assessments, tax appeals, and other tax related issues.  Excludes: • providing advice about real estate and property matters, not associated with providing an appraisal, is in product 3, Real estate consulting services.	531320
531	6	X				Real estate listing services	Providing a register and/or list of real estate properties for sale in an area, except For-Sale-By-Owner (FSBO) properties, in a printed directory, electronic database or other format.	531390
531	9					Related products	Other important products provided by establishments classified in NAICS 531.	531 others

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	9.1	X				Franchising	<p>Granting permission to operate a business (the franchise) under a trademark or brand name of the granting business (franchisor).</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• licensing of rights to use intellectual property protected by patent, trade secret, or copyright law when bundled within the franchising agreement.</li> <li>• business format franchising where the franchisee sells the franchisor's products or services and operates the business according to the system provided by the franchisor.</li> <li>• product distribution franchising where the franchisee sells the franchisor's products in a supplier-distributor or supplier-dealer relationship.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• advertising, training, management and administrative services charged for separately by the franchisor.</li> <li>• product sales by the franchisor.</li> <li>• licensing of rights to use trademarked property granted separately outside of a franchise agreement.</li> <li>• licensing of rights to use intellectual property protected by patent and trade secret laws granted separately outside of a franchise agreement.</li> </ul> <p>Same as product 3 on 533 list.</p>	531

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	9.2			X	X	Facility support services	<p>Providing a bundle of services to manage and service a facility, which the client uses to carry out its own activity. The services provided are "non-core" with respect to the client's activity. The bundle of services is generally customized, but may include administrative, security, mail room, grounds keeping, janitorial, arrangement of garbage removal, etc. For example, a facilities support service provided to a military base would clean and repair buildings, landscape the grounds, operate eating places and dormitories, etc.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing specialized services such as office administration, janitorial, landscaping, etc., classified according to the specific service provided.</li> <li>• providing the core service of a facility is classified in NAPCS according to the specific service performed..</li> </ul> <p>Same as product 1 on 5612 list.</p>	531 561210
531	9.3				X	Office administrative services	<p>Providing a bundle of office administrative services on a contract or fee basis, which the client uses to carry out its own activity.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• day-to-day office administrative services such as billing, record keeping, personnel, secretarial, mail room, and other administrative activities.</li> </ul> <p>Same as product 1 on 5611 list.</p>	531 541611



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531	9.4	X				Marketing research services	<p>Gathering, analyzing, and interpreting information about consumers, market niches, and the effectiveness of marketing programs for goods and services.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• specifying the information required to address the issues.</li> <li>• identifying existing secondary sources or designing the method for primary collection of the information.</li> <li>• contracting out or implementing primary data collection processes.</li> <li>• analyzing the primary or secondary information and communicating the findings.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• statistical sampling and survey design services sold separately.</li> <li>• telephone-based data collection and polling services sold separately.</li> </ul> <p>Same as product 1.1 on 54191 list.</p>	531 541910
531	9.5				X	Janitorial and custodial services	<p>Providing general and comprehensive building cleaning services provided on a regular or periodic basis.</p> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• hotel and hospitality industry housekeeping services.</li> <li>• removing hazardous and non-hazardous waste and debris from construction and other sites.</li> <li>• removing snow and dirt from driveways and parking lots.</li> <li>• residential housekeeping (maid) services</li> <li>• specialized cleaning services sold separately, such as exterior window and other exterior building cleaning; on-site carpet, upholstery, or drape cleaning; hard-surface floor care; duct cleaning; and chimney cleaning; etc.</li> </ul> <p>Same as product 2.2.1 on 5617 list.</p>	531 561720

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			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	9.6				X	Collection services for non-hazardous waste and recyclable material	<p>Collecting non-hazardous garbage, refuse, rubbish, trash, and recyclable materials from residential and non-residential locations and from construction and demolition sites.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• collection and destruction services for documents, files, and expired and other unmarketable non-hazardous products.</li> <li>• specialized collection services for non-hazardous waste (e.g., collecting non-hazardous waste at parks, recreational areas, and special events; cleaning non-hazardous waste holding and drain facilities; pumping and cleaning septic tanks, portable toilets, and cesspools; and renting and servicing portable toilets; etc.</li> <li>• collecting non-hazardous waste as subcontractors.</li> </ul> <p>Same as product 1.1 on 562 list.</p>	531 562111
531	9.7				X	Security guard and patrol services	<p>Providing protection services for people and property using guards and patrols.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• providing access control at a property's entrance and vehicle gates by ensuring that employees and visitors display proper identification before entering the facility.</li> <li>• providing protection to an establishment by driving in clearly marked vehicles to prevent and detect criminal activity along with other safety-related issues.</li> <li>• providing guard dog security services.</li> <li>• remote monitoring services performed by security guard and patrol personnel.</li> <li>• surveillance by video camera, for example at a casino.</li> <li>• passenger screening services provided by security guards.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• protecting people using escorts and bodyguards.</li> </ul> <p>Same as product 1.2 on 5616 list.</p>	531 561612

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Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	9.8				X	Title, abstract, and settlement services	<p>Providing filing and search services related to real estate transactions, such as researching public land records to gather information relating to real estate titles; preparing documents necessary for the transfer of the title, financing and settlement, conducting final real estate settlements and closings; and filing legal and other documents relating to the sale of real estate.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• brokerage and agency services for title and mortgage insurance bundled with this service.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• drafting legal documents concerning real estate transactions.</li> </ul> <p>Same as product 4.1.1 on 5411 list.</p>	531
531	9.9				X	Rental of moving trucks	<p>Renting or leasing moving trucks, including truck tractors and semi-trailers.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• delivery/pick-up, insurance (e.g., property, liability, warranty, and damage waiver), and maintenance and repair when bundled with the rental or lease agreement.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• providing finance/capital leases.</li> <li>• renting trucks with drivers.</li> <li>• maintenance and repair services sold separately.</li> <li>• insurance (e.g., property, liability, warranty, and damage waiver) sold separately.</li> <li>• brokerage or agency services for insurance (e.g., property, liability, warranty, and damage waiver) sold separately.</li> <li>• delivery/pickup services sold separately.</li> </ul> <p>Subset of product 1.3 on 5321 list.</p>	531 532120

**NAPCS Product List for NAICS 531:  
Real Estate Services**

1	2	3	4	5	6	7	8	9
Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	9.10				X	Reselling services for merchandise, retail	Retailing of merchandise purchased on own account for resale or sold on a fee or commission basis for others. Includes reselling of apparel, memorabilia, publications, prepackaged foods and beverages, and other merchandise. Also includes vending machine sales. Revenue for this product includes the gross margin, fees, and commissions earned on sales.  Same as product 15.1 on 711 list.	531
531	9.11	X				Advertising services	Providing services that attract attention to a product, business, cause, etc.  Includes: <ul style="list-style-type: none"> <li>• providing space or time in print or electronic publications, or in broadcasts.</li> <li>• providing display space on various surfaces such as billboards and transit vehicles.</li> <li>• creating advertising messages.</li> <li>• providing agent services for buying and selling space or time for advertising messages.</li> <li>• granting venue naming rights, sponsorship rights, endorsement services and exclusivity rights.</li> </ul> Excludes: <ul style="list-style-type: none"> <li>• public relations services.</li> </ul> Same as product 15.3 on 711 list.	531 541810

**NAPCS Product List for NAICS 531:  
Real Estate Services**

1	2	3	4	5	6	7	8	9
Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	9.12	X				Parking services	<p>Providing parking for automobiles, motorcycles, and bicycles, both on-streets and off-streets.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• providing space only as well as providing space bundled with an automobile parking service ("valet service").</li> <li>• residence parking space, such as parking service provided in apartment parking lots and garages.</li> <li>• covered or uncovered parking space.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• rental of lock-up garages or garage premises for vehicles by the month or year is in product 1.3.5, Rental of mini-warehouses and self-storage units space.</li> </ul> <p>Same as product 1 on 81293 list.</p>	531
531	9.13	X				Room or unit accommodation for travelers, without maid service	<p>Providing temporary accommodation for travelers and others, comprising private rooms or units, but no daily maid service.</p> <p>Includes:</p> <ul style="list-style-type: none"> <li>• short-term rental of vacation cabins and cottages.</li> <li>• short-term rental of sites with trailer at recreational vehicle parks.</li> </ul> <p>Excludes:</p> <ul style="list-style-type: none"> <li>• renting accommodation under terms and conditions of a principal residence (e.g., a furnished room with an annual lease) is in products under 1.2, Rental of residential space in buildings or other facilities for principal residence.</li> </ul> <p>Same as product 1.1.2 on 721 list.</p>	531

**NAPCS Product List for NAICS 531:  
Real Estate Services**

1	2	3	4	5	6	7	8	9
Industry Subject Area	Working Group Code	Tri- lateral Detail	National Product Detail			United States		
			Can	Méx	US	Title	Definition	NAICS Industries Producing the Product
531	9.99	X				Other related products	Other related services provided by establishment classified in NAICS 531.	531 others